



APPLICATION ACCEPTED: June 6, 2014
BOARD OF ZONING APPEALS: December 3, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

November 26, 2014

STAFF REPORT

SPECIAL PERMIT NO. SP 2014-DR-090

DRANESVILLE DISTRICT

APPLICANT: Zari Noshad
Just Like Your Home, LLC

OWNERS: Zari Noshad

SUBDIVISION: Shouse Village

STREET ADDRESS: 1414 Claves Court, Vienna, 22182

TAX MAP REFERENCE: 19-3 ((4)) 358

LOT SIZE: 26,433 square feet

ZONING DISTRICT: R-2, Cluster

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-DR-090 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

Laura Arseneau

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2014-DR-090

ZARI NOSHAD - JUST LIKE YOUR HOME LLC

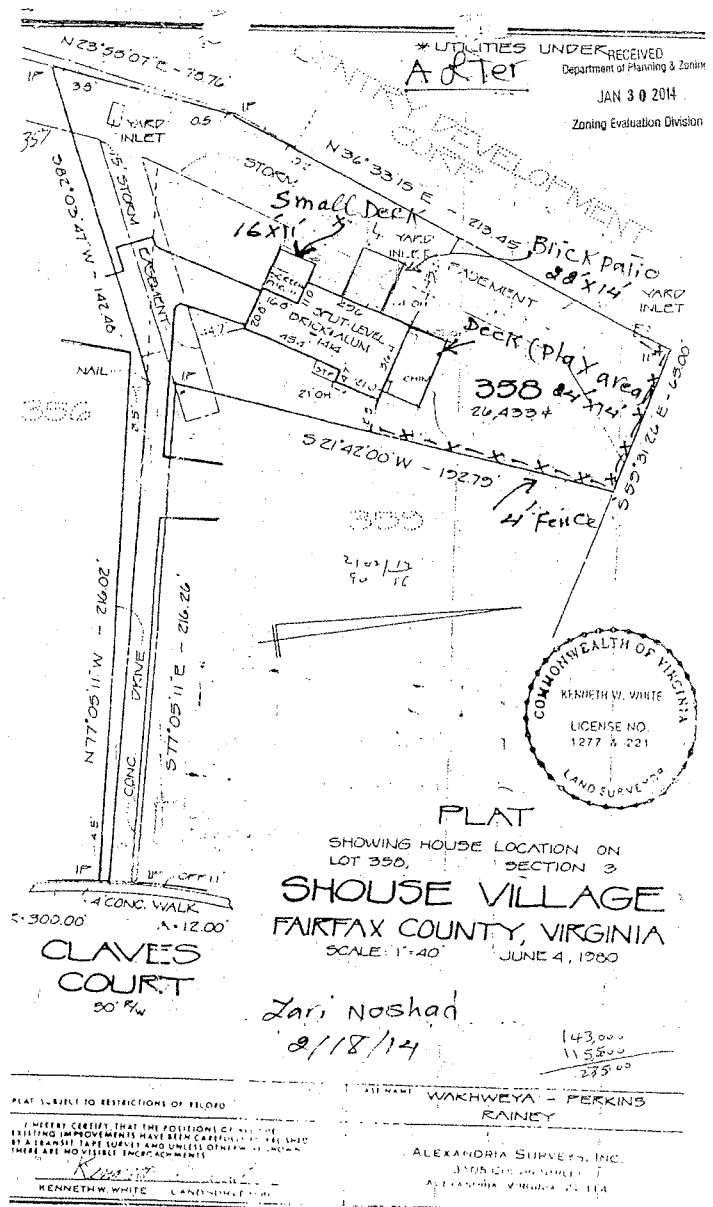
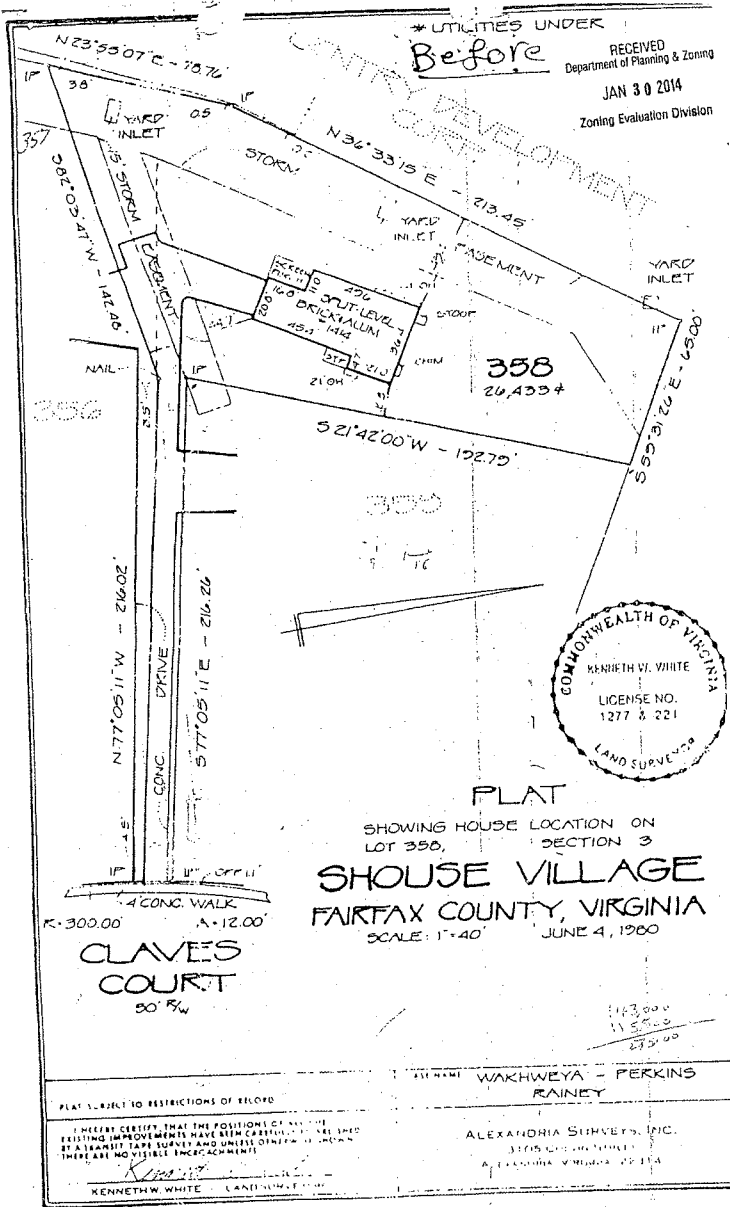


Special Permit

SP 2014-DR-090

ZARI NOSHAD - JUST LIKE YOUR HOME LLC





86511

24'-0"

11'-0"

14'-0"

Deck

26'-0"

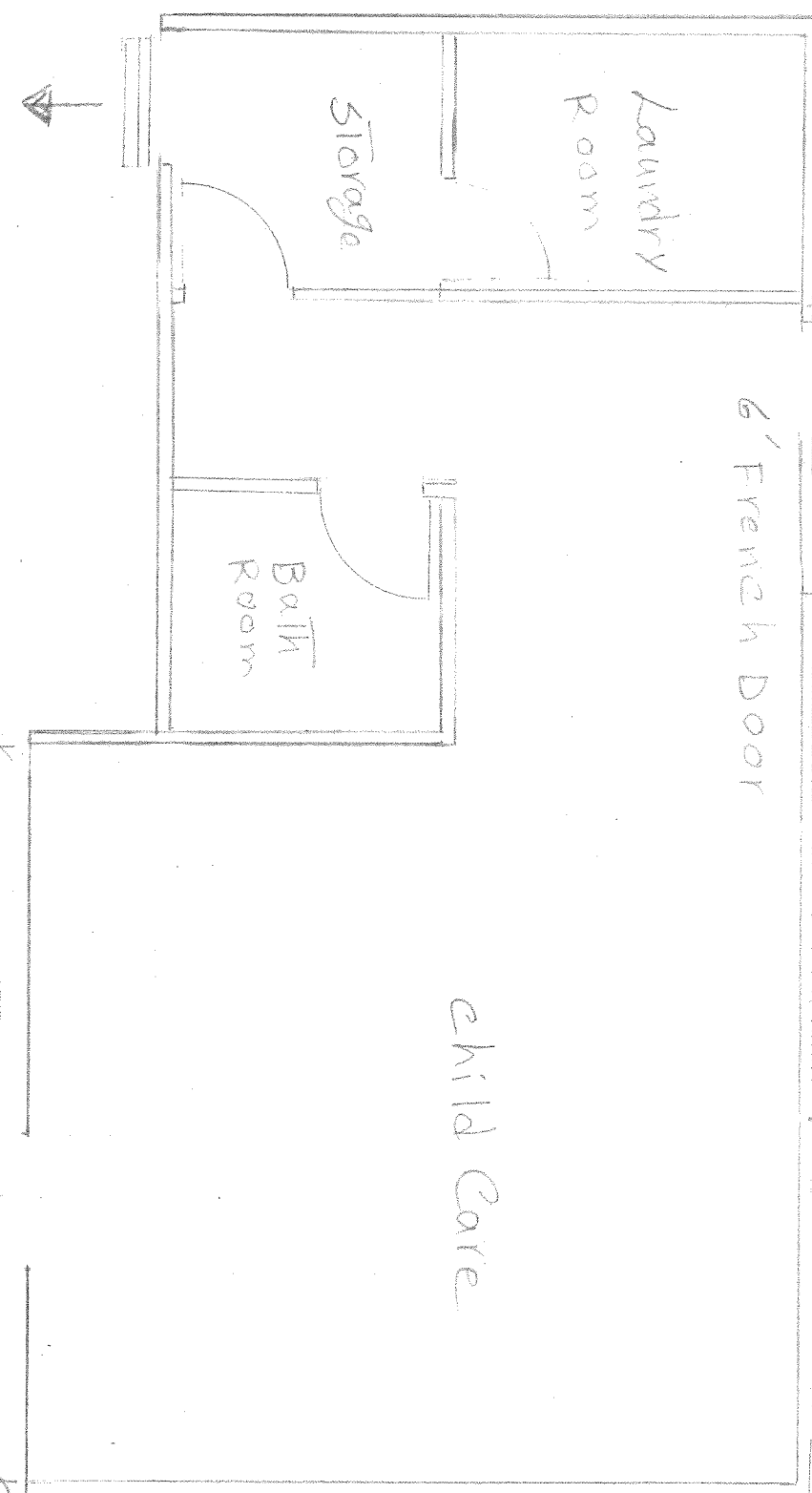
6' French Door

Laundry Room

Storage

Bath Room

Child Care



JUST Like Your Home
Scale: 1/4" = 1'-0"

16'-0" ↑
1414 Claves Ct, Vienna VA
2/18/89

RECEIVED
FEB 21 2014
Department of Planning & Zoning
Zoning Evaluation Division

SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for up to 12 children.

A copy of the special permit plat, titled "Plat, Showing House Location on Lot 358, Section 3, Shouse Village," prepared by Kenneth W. White, L.S., as revised by the applicant, Zari Noshad, on February 18, 2014, is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

Copies of the proposed development conditions, the statement of justification and select file photographs and the affidavit are contained in Appendices 1 through 3, respectively.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a split-level, single-family, detached dwelling. A two-car garage is attached to the south of the dwelling. The property is located at the end of a pipe stem. A deck and brick patio are located to the west of the dwelling. Another deck, which is also used as the play area for the home child care, is located to the north. A covered stoop and walkway, which extends from the driveway to the front door, are located to the east of the dwelling. A four foot high wood fence exists along a portion of the eastern property line and along the northern property line. A storm drainage easement exists along the western and southern property lines.

The property is located at the bottom of a hill which runs the length of the pipestem attached to Claves Court. The elevation decreases from the eastern property line to the western property line.

The subject property and surrounding properties to the north, south, east and west, are zoned R-2 and developed with cluster subdivision regulations. The properties have single-family detached dwellings.

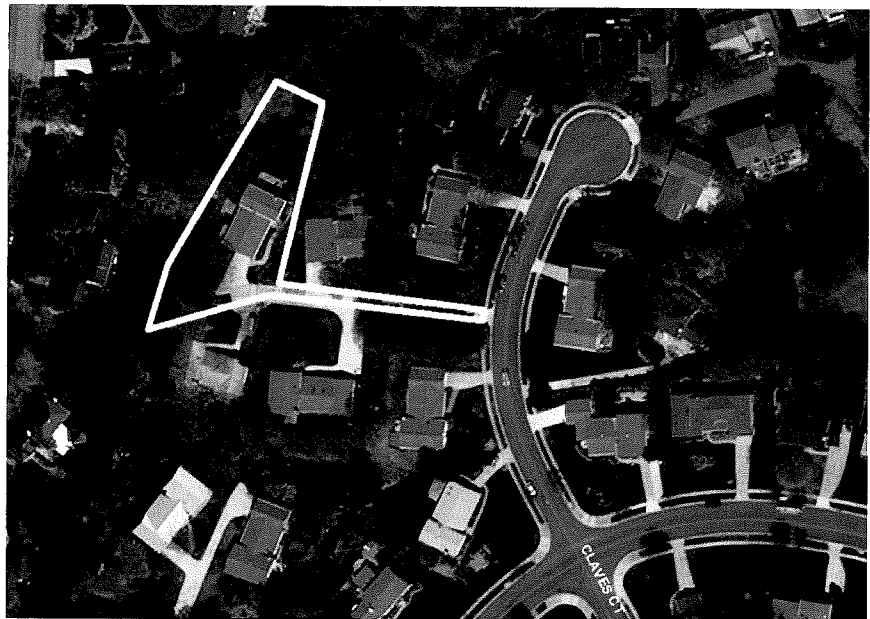


Figure 1- Aerial photo of subject property

BACKGROUND

Fairfax County Tax Records indicate that the single-family dwelling was constructed in 1974 and purchased by the property owner in 1990.

Staff found that the existing deck to the west of the dwelling was built during the construction of the original house as demonstrated on the building permit included in Appendix 4. The deck was inspected with the original house inspection.

On April 10, 1996, a building permit was issued for the construction of a 466 square foot sundeck to the north of the dwelling (Appendix 4).

Records indicate that no other special permit or variance applications relating to a home child care have been heard by the Board of Zoning Appeals (BZA) in the surrounding area.

DESCRIPTION OF THE PROPOSED USE

The applicant requests approval of a special permit for a home child care facility for up to 12 children on-site at any one time, between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday. The applicant has a staggered drop-off and pick-up schedule for the children. Currently, there is one full-time assistant. During discussions with the applicant they requested to increase the number of their assistants to two.

The applicant holds a current Family Day Home License, effective for one year and expires on April 30, 2015, from the Commonwealth of Virginia, Department of Social Services. The license permits a capacity of twelve children, 3 months through 12 years of age. A copy of the license is included as Appendix 5.

The home child care facility is operated in one room on the main floor of the dwelling which is also used as the nap room, and a bathroom. A permitted deck is used as the outside play area. Pictures provided by the applicant show toys and play equipment located in this area.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area II, McLean Planning District
Planning Sector: Wolf Trap Community Planning Sector (M7)
Plan Map: Residential, 1-2 du/ac

On-Site Parking and Site Circulation

The existing driveway and garage appear to be able to accommodate six vehicles: four vehicles in the driveway area, depending on the size of the vehicles, plus two vehicles inside the garage. The applicant parks their personal car in the garage. The current assistant is dropped off and does not park on-site. Therefore, the four driveway spaces are available to be used for drop-off and pick-up of children.

Vehicular access to the site is provided by a pipe stem from Claves Court. A brick walkway connects the driveway to the front of the dwelling.

Zoning Inspection Branch Comments

Staff found no issues on the site visit inspection. The Zoning Inspections Branch report is included in Appendix 6.

Zoning Ordinance Requirements (Appendix 7)

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities
- Sect. 10-103 Par. 6 Location Regulations

General Standards for Special Permit Uses (Sect. 8-006)

Standards 1 and 2 Comprehensive Plan/ Zoning District	The Comprehensive Plan recommends residential uses and the property is developed with a residential use. The R-2 District permits a home child care facility as an accessory use with special permit approval. The proposed use is in harmony with the Comprehensive Plan and the general purpose and intent of the R-2 District.
Standard 3 Adjacent Development	No new construction is proposed. An outdoor play area with play equipment is proposed on the existing deck. In staff's opinion, the proposed use will not hinder or discourage use or development of neighboring properties or value.
Standard 4 Pedestrian/Vehicular Traffic	Arrival and departure times of the children are staggered and staff has proposed a development condition for the driveway to be made available for the home child care use. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 5 Landscaping/Screening	There is existing vegetation that screens the deck from the neighbors to east. There have been no complaints from the neighbors about the existing home child care use.
Standard 6 Open Space	The proposed use will not encroach or impact the existing open space.

Standard 7 Utilities, Drainage, Parking, and Loading	There are no changes to the utilities and drainage serving the property or use. As previously discussed, the driveway would be used for parking for the home child care use.
Standard 8 Signs	Sect. 10-103 of the Zoning Ordinance prohibits signs for home child care facilities.

Standards for all Group 3 Uses (Sect. 8-303)

Standard 1 Lot Size and Bulk Regulations	The lot size and bulk regulations for the subject property were previously satisfied with the development of the property. No new construction or exterior modifications are proposed.
Standard 2 Performance Standards	The use will comply with the performance standards set forth in Article 14 of the Zoning Ordinance.
Standard 3 Site Plan	Home child care facilities are not subject to the provisions of Article 17, Site Plans.

Additional Standards for Home Child Care Facilities (Sect. 8-305)

Standard 1 Maximum of 12 Children & Non-Resident Employee	The applicant is proposing a maximum of 12 children at any one time, which does not exceed the maximum number of children permitted at any one time. The applicant requests two non-resident employees.
Standard 2 Access and Parking	Arrival and departure times of the children are staggered and parking is available on the driveway. In staff's opinion, the proposed use is not hazardous and does not conflict with existing and anticipated traffic in the neighborhood.
Standard 3 Landscaping/Screening	There is an existing 4-foot tall board-on-board fence in the rear yard and existing trees that provide screening to the outdoor play area.
Standard 4 Submission Requirements	The applicant submitted a house location survey in lieu of a special exception plat, which is a permissible alternative.
Standard 5 Code of Virginia, Title 63.2, Chapter 17	The applicant has a valid home child care license as outlined in a previous section.

Use Limitations (Par. 6 of Sect. 10-103)

Part A Maximum Number of Children	The maximum number of children permitted by-right at any one time is seven in a single family detached dwelling. The applicant requests special permit approval to allow a maximum of twelve children at any one time.

Part B Licensed Provider/Primary Residence	The applicant is a state licensed home child care provider and the subject property is the provider's primary residence.
Part C No Exterior Evidence Except Play Equipment	There is no exterior evidence of the proposed use except movable play equipment and toys.
Part D Non-Resident Employee	The applicant is proposing two non-resident persons paid or unpaid. Staff is proposing a development condition to allow two non-resident employees.
Part E Provider is a Non-Resident	The provider is a resident.
Part F Code of Virginia, Title 63.2, Chapter 17	Chapter 30 of the Code of the County of Fairfax addresses home child care facilities and Title 63.2, Chapter 17 of the Code of Virginia addresses licensure and registration procedures. The applicant has a valid state home child care license.
Part G Increase in Children or Non- Resident Person	The maximum number of children permitted by-right at any one time is 7 in a single family detached dwelling and can be increased to up to 12 children with special permit approval. The applicant requests special permit approval to allow a maximum of twelve children at any one time.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2014-DR-090 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Statement of Justification and Select File Photographs
3. Applicant's Affidavit
4. Building Permit History
5. State Family Day Home License
6. Zoning Inspections Branch Comments
7. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-DR-090****November 26, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-DR-090 located at Tax Map 19-3 ((4)) 358 to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicant, Zari Noshad, Just Like Your Home, LLC. only, and is not transferable without further action of the Board, and is for the location indicated on the application, 1414 Claves Court, and is not transferable to other land.
2. This special permit is granted only for the home child care use indicated on the plat entitled, "Plat, Showing House Location on Lot 358, Section 3, Shouse Village," prepared by Kenneth W. White, L.S., as revised by the applicant, Zari Noshad, on February 18, 2014, and approved with this application, as qualified by these development conditions.
3. A copy of this Special Permit **SHALL BE POSTED IN A CONSPICUOUS PLACE ON THE PROPERTY** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The hours of operation of the home child care facility shall be limited to 7:30 a.m. to 5:30 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on-site at any one time shall be twelve, excluding the applicant's own children.
7. All pick-up and drop-off of children shall take place in the driveway.
8. A minimum of four parking spaces shall be provided on the subject parcel, within the areas of existing paving.
9. There shall be no signage associated with the home child care facility.
10. The existing one-car garage shall not be converted to any use that would preclude the parking of vehicles and shall accommodate parking for the dwelling and the home child care facility.
11. The children shall only play outside on the permitted open deck and not in the rear grassed yard.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: Just Like Your Home - Zari Noshad
 Address: 1414 Claves Ct. Vienna
VA 22182
 Phone #: 703-255-7277
 E-mail: Znoshad@verizon.net

Date 2/15/2014

RECEIVED
Department of Planning & Zoning

FEB 21 2014

Zoning Evaluation Division

Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035

Re: Special Permit Application

Applicant: Zari Noshad
 Zoning Ordinance Section 8-305 for Home Child Care Facility
 Section 8-004 of General Standards

Tax Map #: 019304 0358
 Zoning District: R-2C
 Lot Size: 26,433 SQ FT

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached (~~detached~~) (circle one) dwelling at 1414 Claves Court Vienna VA 22182 (your address).

The property is zoned R-2C and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have 12 children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7:30 AM To 5:30 PM Monday - Friday

Number of Children. I care for up to 12 children at any one time. This number does not include my own N/A child/children.

Employees. I have one assistant(s) who work part-time and N/A assistant(s) who work full-time. From 7:30 am - 5:30 PM

Arrival Schedule. 8 of the children arrive between 7:30 AM and 9:15 AM.

Departure Schedule. 7 of the children are picked up at 4:15 PM. 5:30 PM

Area Served. 3 of children Live in my neighborhood.

5 Live 10 To 15 (what neighborhood/general area do the children live in?)
minutes from my house parents drive them here.

Operations. As I stated, my house is a single-family attached (~~detached~~) (circle one) dwelling. It has (explain the general layout of the house):

Parents park in front of Garage and enter the day care through kitchen area. I use kitchen for meals + snacks

The house has 3000 square feet. The following rooms are where I conduct the day care:

Family Room (2 Rooms) + The Room behind The Family Room
These rooms are 700 square feet total. + Kitchen

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my BACK yard for outdoor play for the children. The area is approximately 4000 square feet. The outdoor play area consists of: small slide, sand box, small house all located in deck area attached to day care area. this deck is 216 square feet. all the pictures attached.

Parking. I use my Garage to park my family car(s). My parents park in my driveway (enough parking for 4 cars). In addition, I have 2 parking space for them / Attached pictures

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing no change to the outside appearance of my brick and vinyl sided home. I propose no addition and no signs regarding the day care. Adequate parking is available for my parents and my assistant. For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

Sincerely,

Zari Noshad

Owner of Just Like Your Home

RECEIVED
Department of Planning & Zoning

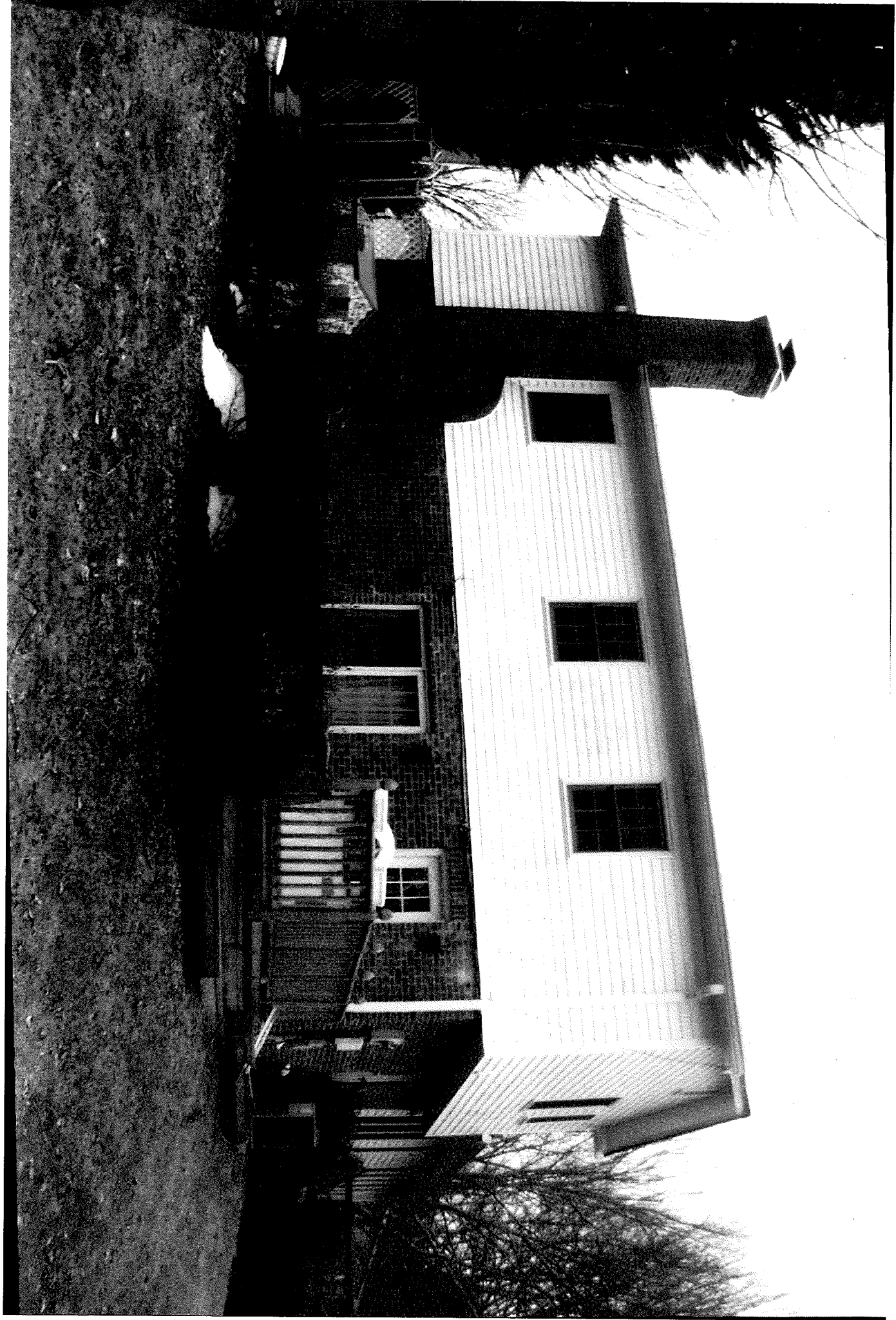
FEB 21 2014

Zoning Evaluation Division

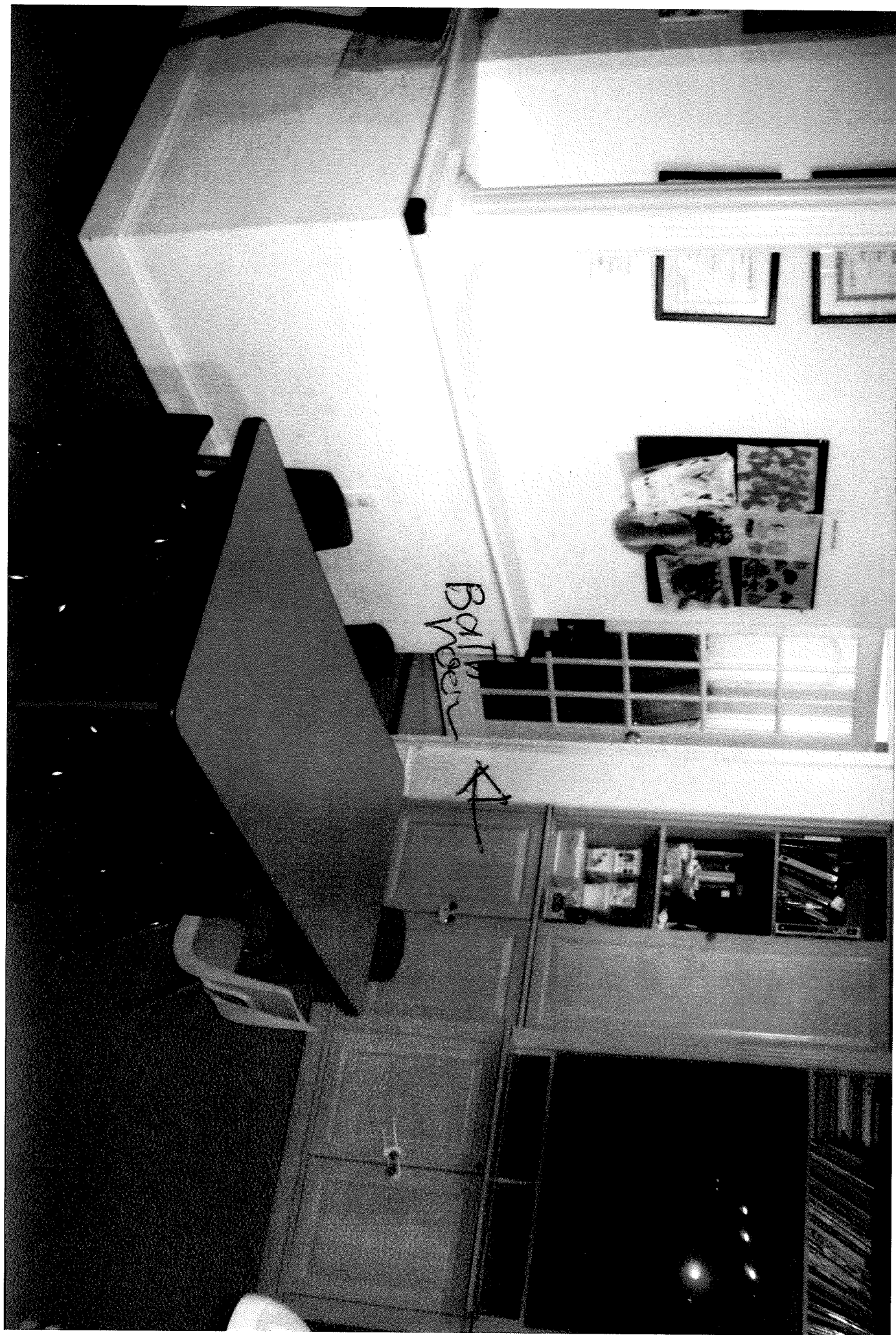












Quiet area
For reading



THE APPROVED AFFIDAVIT

FOR THIS APPLICATION IS FORTHCOMING

BUILDING PERMIT APPLICATION

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FAIRFAX COUNTY, VIRGINIA
PERMIT APPLICATION CENTER
12055 Government Center Parkway, 2nd Floor
Fairfax, Virginia 22035-5504
(703) 222-0801

FILL IN ALL APPROPRIATE INFORMATION IN THIS COLUMN
(PLEASE PRINT OR TYPE)

JOB LOCATION:

ADDRESS 1414 CLEAVE DR.
LOT # 358 BUILDING Soc (3)
FLOOR _____ SUITE _____
SUBDIVISION Shoos Village
TENANT'S NAME Owner

OWNER INFORMATION: OWNER ☒ TENANT ☐

NAME ZARI PARANDEH/NOH/AT
ADDRESS 1414 CLEAVE DR.
CITY Manassas STATE Va ZIP 22180
TELEPHONE 703 701 0419

CONTRACTOR INFORMATION:

CHECK IF SAME AS OWNER ☐
COMPANY NAME Jim Fance Co Inc
ADDRESS 42521 John Hays Hwy
CITY Chantilly STATE VA ZIP 22021
TELEPHONE 703/471-1987
LOCAL CONTRACTOR LICENSE # _____
STATE CONTRACTORS LICENSE # 2301-0134904
COUNTY BUSINESS ACCOUNT # 000-187015
APPLICANT Tom Dally

DESCRIPTION OF WORK

Construct Sundeck
Approx 1466 sq ft

HOUSE TYPE Single Family
ESTIMATED COST OF CONSTRUCTION 6000 -
BLDG AREA (SQ FT OF FOOTPRINT) 4666
USE GROUP OF BUILDING R4
TYPE OF CONSTRUCTION _____

SEWER SERVICE: PUBLIC ☒ SEPTIC ☐ OTHER ☐
WATER SERVICE: PUBLIC ☒ WELL ☐ OTHER ☐
OTHER PLEASE SPECIFY _____

DESIGNATED MECHANICS' LIEN AGENT:
(Residential Construction Only)

NAME: none
ADDRESS: _____

NONE DESIGNATED: ☒ PHONE: _____

CHARACTERISTICS FOR NEW SFD, TH, APT & CONDOS:

# KITCHENS	_____	EXTER. WALLS	_____
# BATHS	_____	INTER. WALLS	_____
# HALF BATHS	_____	ROOF MATERIAL	_____
# BEDROOMS	_____	FLOOR MATERIAL	_____
# OF ROOMS	_____	FIN. BASEMENT	_____ %
# STORIES	_____	HEATING FUEL	_____
BUILDING HEIGHT	<u>36"</u>	HEATING SYSTEM	_____
BUILDING AREA	<u>4666</u>	# FIREPLACES	_____
BASEMENT	_____		

Any and all information and/or stamps on the reverse side of this form are a part of this application and must be complied with. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code, the zoning ordinance and other applicable laws and regulations which relate to the property.

Signature of Owner or Agent

Date

Printed Name and Title

PERMIT # 96101B0580

FOR INSPECTIONS CALL: (703) 222-0455

DO NOT WRITE IN THIS SPACE - COUNTY USE ONLY

PLAN # 0190-01220
TAX MAP # 019-5-104/10158
ROUTING _____ DATE _____ APPROVED BY: _____

ZONING	<u>4/10/96</u>	<u>JK</u>
SITE PERMITS	<u>4/10/96</u>	<u>RR</u>
SANITATION		
HEALTH DEPT.		
FIRE MARSHAL		
BUILDING REVIEW	<u>4/10/96</u>	<u>JK</u>
LICENSING	<u>4/10/96</u>	<u>JK</u>
ASBESTOS		

FEE \$ _____
FILING FEE \$ _____
AMOUNT DUE \$ 56.00

BUILDING PLAN REVIEW
REVIEWER _____ # OF HOURS _____
REVISION FEES \$ _____
FIRE MARSHAL FEES \$ _____
FIXTURE UNITS _____ PLAN LOC: J ☐ R ☐

APPROVED FOR ISSUANCE OF BUILDING PERMIT
BY JK DATE 4/10/96

ZONING REVIEW: _____ ZONING CLASS R2C
USE SFD-74
ZONING CASE # _____

GROSS FLOOR AREA OF TENANT SPACE _____
YARDS: _____ GARAGE: 1 ☐ 2 ☐ 3 ☐
FRONT AC OPTIONS: YES ☐ NO ☐
FRONT J REMARKS: Open deck,
L SIDE J 3 88 granite,
R SIDE J plats attached.
REAR 50+

GRADING AND DRAINAGE REVIEW
SOILS: # 55/4 A ☐ B ☐ C ☐
HISTORICAL DISTRICT _____
AREA TO BE DISTURBED (TOTAL SQ FT) _____
ADD'L IMPERVIOUS AREA (ADDED SQ FT) _____
PROFFERS _____
PLAN # _____ APPR. DATE _____

STAMPS:

(See reverse side of application)

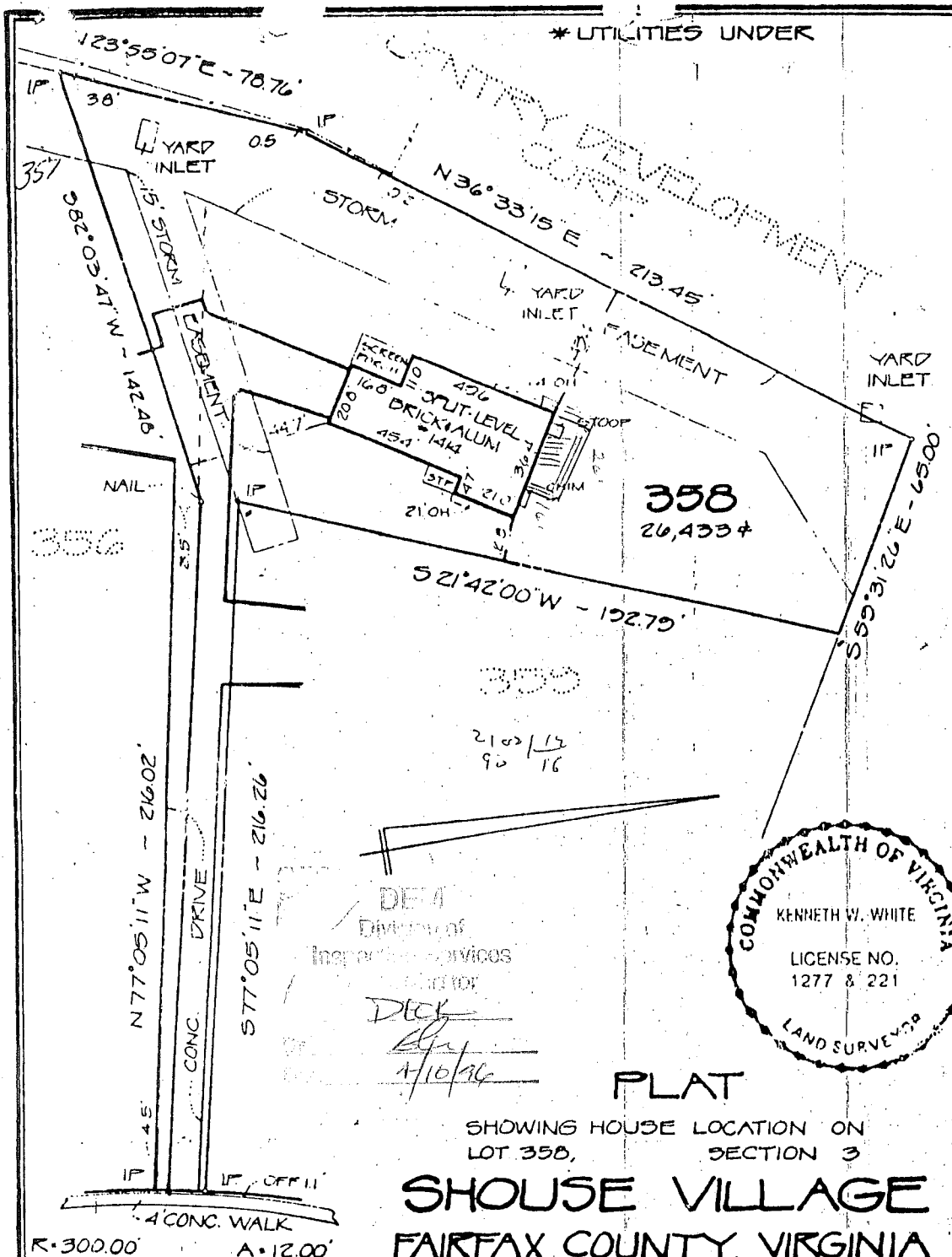
REMARKS: _____

Notary Signature

Date

(Notarization required if owner not present at time of application)

* UTILITIES UNDER



143,000
115,000
275,000

PLAT SUBJECT TO RESTRICTIONS OF RECORD

APPROVED

WAKHWEYA - PERKINS
RAINEY

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE
EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY
LOCATED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE
NOTED THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
Land Surveyor

ALEXANDRIA SURVEYS, INC.
3105 COLUMBIA STREET
ALEXANDRIA, VIRGINIA 22314

MAP REFERENCE			
Plot Number	Subd. Des.	Blk. or Sec.	Parcel or lot

COUNTY OF FAIRFAX, VIRGINIA

OFFICE OF THE BUILDING INSPECTOR

Application for Building Permit
and Certificate of Occupancy

APPLICATION NO. <u>K 964</u>
DATE <u>10/15/77</u> PERMIT NO. <u>7091511</u>

To: BUILD ☐ ALTER OR REPAIR ☐ ADD TO ☐ DEMOLISH ☐ MOVE ☐

JOB LOCATION	Street <u>1412 Olvera Court</u>
	Lot No. <u>200</u> Block <u>3</u> Section <u>3</u>
	Subdivision <u>Shannon Village</u>
OWNER	Corp. Name <u>Shannon Village Developers</u>
	Name (Reg. Agent) <u>P. G. Scott</u>
	Address <u>Vienna, Virginia 22180</u>
	City <u>Vienna, Virginia</u> Telephone Number <u>835-7053</u>
ARCHITECT ENGINEER	Name <u>B. L. Pugh</u>
	Address <u>Shannon Village</u>
	City <u>Shannon Village, Virginia</u> State Reg. No. <u></u>
CONTRACTOR	Name <u></u>
	Address <u></u>
	City <u></u> County Reg. # <u></u> State Reg. # <u></u>

DESCRIPTION	
For: <u>House</u>	
<u>Continental II</u>	
No. of Bldgs. <u>1</u>	Est. Const. Cost \$ <u>22,000.00</u>
No. of Units <u>1</u>	No. of Stories <u>1</u>
No. of Kitchens <u>1</u>	Penthouse <u></u>
No. of Baths <u>3</u>	Ht. of Bldg. <u>12</u> ft.
No. of Rooms <u>8</u>	Bldg. Area <u></u> sq. ft.
(Exclude Kit. & Bath)	
Basement <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Crawl <input type="checkbox"/>	Soil: Solid <input checked="" type="checkbox"/> Fill <input type="checkbox"/>
Figs: Concrete <input checked="" type="checkbox"/> Pile <input type="checkbox"/> Caisson <input type="checkbox"/>	
Ext. Walls: Wood <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Brick <input checked="" type="checkbox"/>	
Int. Walls: Plaster <input type="checkbox"/> Drywall <input checked="" type="checkbox"/> Panel <input type="checkbox"/>	
Roof: Flat <input type="checkbox"/> Pitch <input checked="" type="checkbox"/> Shed <input type="checkbox"/>	
Roofing: Built-up <input type="checkbox"/> Shingle <input checked="" type="checkbox"/> Roll <input type="checkbox"/>	
Heat: Oil <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input checked="" type="checkbox"/>	
Equipment: Boiler <input type="checkbox"/> Furnace <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Air Cond. <input checked="" type="checkbox"/>	
Sewage: Public <input type="checkbox"/> Community <input type="checkbox"/> Septic Tank <input type="checkbox"/> None <input type="checkbox"/>	
Water: Public <input checked="" type="checkbox"/> Individual Well <input type="checkbox"/> None <input type="checkbox"/>	
Remarks: <u></u>	

I hereby certify that I have the authority to make this application, that the information given is correct, and that the use and construction shall conform to the County Health Regulations, the Building and Zoning Ordinances, and private deed restrictions, if any, which are imposed on the property.

Phone No. 835-7053

Date 10/17/77

Signature of Owner or Auth. Agent B. O'Brien

APPLICANT: DO NOT WRITE BELOW THIS LINE

PLAN APPROVAL	Use Group of Building <u>100</u>	Area of Bldg. <u>2400</u> @ <u>01</u> per Sq. Ft. \$ <u></u>
	Type of Construction <u>100</u>	\$ <u></u>
	Fire District <u></u>	\$ <u></u>
	Date Checked <u>10/17/77</u> By <u>YH</u> TOTAL FEE \$ <u>56.00</u>	

ROUTING	OFFICE	FLOOR	DATE	APPROVED BY	OFFICE	FLOOR	DATE	APPROVED BY
	Land Office	4th	<u>10/17/77</u>	<u>YH</u>	Fire Marshal	8 Level		
	Zoning Administrator	6th	<u>10/17/77</u>	<u>YH</u>	Design Review	7th	<u>10/17/77</u>	<u>YH</u>
	Sanitation	8th	<u>10/17/77</u>	<u>YH</u>	Housing & License	8th		
	Health Dept.	Annex						

CERTIFICATION	I hereby certify to the following statement:	
	1. All materials used for work performed under this permit will be paid directly to the supplier by the property owner.	
	2. All compensation will be on an hourly basis and paid by the property owner directly to the person(s) performing work under this permit.	
Date <u></u> 19 <u></u>	Property Owner	By <u></u> Authorized Agent

SUPERVISOR OF ASSESSMENTS	Property is listed in name of <u>Shannon Village</u>
	Magisterial District <u>100</u> Deed Book Reference <u>3416-369</u>
	Supervisor <u>John A. Smith</u>

ZONING	Subdivision <u>Shannon Village</u> Lot No. <u>200</u> Block <u>3</u> Section <u>3</u> Zone <u>R-2-150</u>
	Street Address <u>1412 Olvera Court</u>
	Use of Bldg. <u>Single-Family</u> Use after Alteration <u>Single-Family</u> No. Families <u>One</u>
	BZA <u></u> SITE PLAN <u></u>
Set Back: Front <u>20</u> Rt. Side <u>20</u> Left Side <u>20</u> Rear <u>20</u>	Zoning Administrator <u>YH</u>

COUNTY OF FAIRFAX, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF INSPECTION SERVICES

RESIDENTIAL USE PERMIT

D-303-75
1-13-75
for

Number 2772

1000 Street Claves P.

Lot # 178 Subdivision Sharon Hilltop

Map reference 1-1-3

Inspected by	date
Electrical <u>Roberts</u>	<u>10-3-74</u>
Plumbing <u>Garrison</u>	<u>5-25-74</u>
Mechanical _____	_____
Building <u>Evans</u>	<u>12-5-74</u>
Fire Marshall <u>OK</u>	_____
Public Utilities <u>Turner</u>	<u>12-9-74</u>
Approved <u>"</u>	<u>"</u>

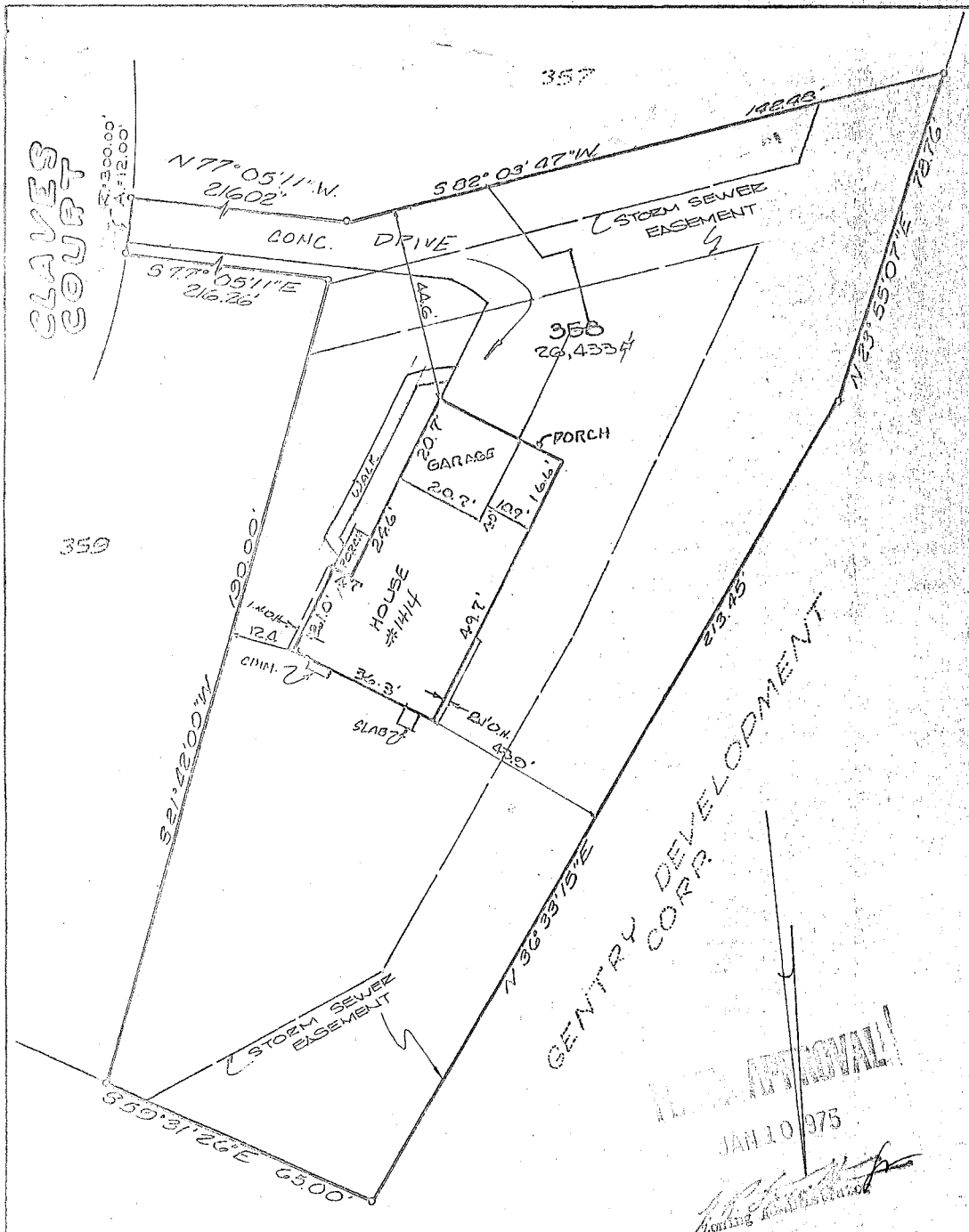
Remarks:

All streets driveways and/or parking lots providing
access between this dwelling and a state maintained highway
are paved except for: _____
which has a gravel surface, in accordance with Section 30-9.7.9
of the Fairfax County Code.

Other remarks:

WHITE - HOMEOWNER
GREEN - BUILDER
CANARY - ASSESSMENTS

PINK - ZONING
GOLDENROD - UDIS



HOUSE LOCATION SURVEY
 LOT-358 SECTION-~3
SHOUSE VILLAGE
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 30'

ROSS & FRANCE, LTD.
 CIVIL ENGINEERING & LAND SURVEYING
 MANASSAS VIRGINIA

RE-CERTIFIED CORRECT
[Signature]
 MAY 20, 1974

RECEIVED
 JAN 10 1975
[Signature]
 Planning Administrator

COMMONWEALTH OF VIRGINIA
 JOE H. FRANCE
 CERT. NO. 54-17-3(A)311
 Certified Correct:
[Signature]
 LAND SURVEYOR

NO TITLE REPORT FURNISHED



Zari Noshad
1414 Claves Court
VIENNA, VA 22182
(703) 255-7277

Facility Type: Family Day Home
License Type: One Year
Expiration Date: April 30, 2015
Business Hours: 7:30 a.m - 5:30 p.m.
Monday - Friday
Capacity: 12
Ages: 3 months - 12 years 11 months
Inspector: Cynthia Burling
(703) 934-1506



County of Fairfax, Virginia

MEMORANDUM

Date: September 25, 2014

To: Laura Gumkowski, Planner II
Zoning Evaluation Division
Fairfax County Department of Planning and Zoning

From: Dawn Curry
Senior Zoning Inspector
Zoning Inspection Branch

Subject: Home Child Care

Applicant: Zari Noshad – Just like your home
1414 Claves Court, Vienna, Virginia 22182
Westview Hills, Lot 290, Sec 3
Tax Map# 19-3 ((04)) 0358 Zoning District: R-2C(R-2 w/Cluster Dev)
Magisterial District: Dranesville
Mail Log # 2014-0406
Date of Inspection: September 23, 2014

KEY: A “✓” mark in a box indicates that the item was deficient. An unmarked box indicates that no violation was found.

- ☐ Rooms used for sleeping must provide two means of exit, one which leads directly to the outside, as required by the Virginia Uniform Statewide Building Code. (32-12-30.)
- ☐ An operable smoke alarm shall be provided outside of each sleeping area, with at least one such device on each floor.
- ☐ All exit stairs, interior or exterior, shall be in good repair and shall be provided with handrails and guard rails as required by the Virginia Uniform Statewide Building Code.

- ☐ All egress pathway and exit doors shall be unlocked in the direction of egress and free from obstructions that would prevent their use, including debris, storage, and accumulations of snow and ice.
- ☐ Electrical hazards identified shall be abated in accordance with the Virginia Uniform Statewide Building Code.
- ☐ Extension cords, temporary wiring, and flexible cords shall not be substituted for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings, or floors, or under doors or floor coverings, or be subject to environmental or physical damage.
- ☐ A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of the electrical service equipment. Where the electrical service equipment is wider than 30 inches, the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space.
- ☐ Structures comply with the Zoning Ordinance.

8-006**General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305

Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

Sect. 10-103 Use Limitations

6. The following use limitations shall apply to home child care facilities:

- A. The maximum number of children permitted at any one time shall be as follows:
- (1) Seven (7) when such facility is located in a single family detached dwelling.
 - (2) Five (5) when such facility is located in a single family attached, multiple family or mobile home dwelling.

The maximum number of children specified above shall not include the provider's own children.

- B. A home child care facility shall be operated by the licensed or permitted home child care provider within the dwelling that is the primary residence of such provider, and except for emergency situations, such provider shall be on the premises while the home child care facility is in operation. Notwithstanding the above, a substitute care provider may operate a home child care facility in the absence of the provider for a maximum of 240 hours per calendar year.
- C. There shall be no exterior evidence, including signs, that the property is used in any way other than as a dwelling, except that play equipment and other accessory uses and structures permitted by this Part shall be allowed.
- D. In addition to the persons who use the dwelling as their primary residence, one (1) nonresident person, whether paid or not for their services, may be involved in the home child care use on the property, provided that there is only one (1) such person on the property at any one time and the hours of such attendance shall be limited to 7:00 AM to 6:00 PM, Monday through Friday.
- E. Notwithstanding the provisions of Par. B above, a child care provider may care for the maximum number of children permitted in Par. A above in a dwelling other than the provider's own, as long as the dwelling is the primary residence of at least one of the children being cared for by the provider. Such child care provider shall comprise the one nonresident person allowed under Par. D above.
- F. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

G. An increase in the number of children permitted under Par. A above or the involvement of more than one nonresident person as permitted under Par. D above may be permitted in accordance with the provisions of Part 3 of Article 8.